



VIA EMAIL: [andrew@westbankcorp.com](mailto:andrew@westbankcorp.com)

Victoria File: 26250-20/24052  
Site ID: 24052

December 9, 2020

Mr. Andrew Klukas  
130 E 4th Property Inc., Inc. No. BC1045812  
501 – 1067 West Cordova Street  
Vancouver, BC V6C 1C7

Dear Mr. Klukas:

**Re: Preliminary Determination - Area located adjacent to property at 102 and 114 East 4th Avenue, Vancouver, British Columbia**

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Christiaan M. Iacoe, City of Vancouver ([christiaan.iacoe@vancouver.ca](mailto:christiaan.iacoe@vancouver.ca))  
507 West Broadway, Suite 320 Vancouver BC V5Z 0B4

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
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Kim Casey, Computershare Trust Company c/o Timbercreek Mortgage Servicing  
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**PRELIMINARY DETERMINATION**  
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

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Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located adjacent to 102 and 114 East 4<sup>th</sup> Avenue, Vancouver, British Columbia which is more particularly known and described as:

Start at the northwest corner of Lot A of subdivision plan of parts of Block 24 District lot 200A Group 1 New Westminster District Plan EPP83574:

Thence 181° 39' 39" for 34.134 metres; to the point of commencement.

Thence 181° 39' 39" for 3.048 metres;

Thence 271° 39' 58" for 3.048 metres;

Thence 46° 39' 48" for 4.310 metres;

Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd., dated November 2020.

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 0.90"

Longitude: 123° 6' 5.90"

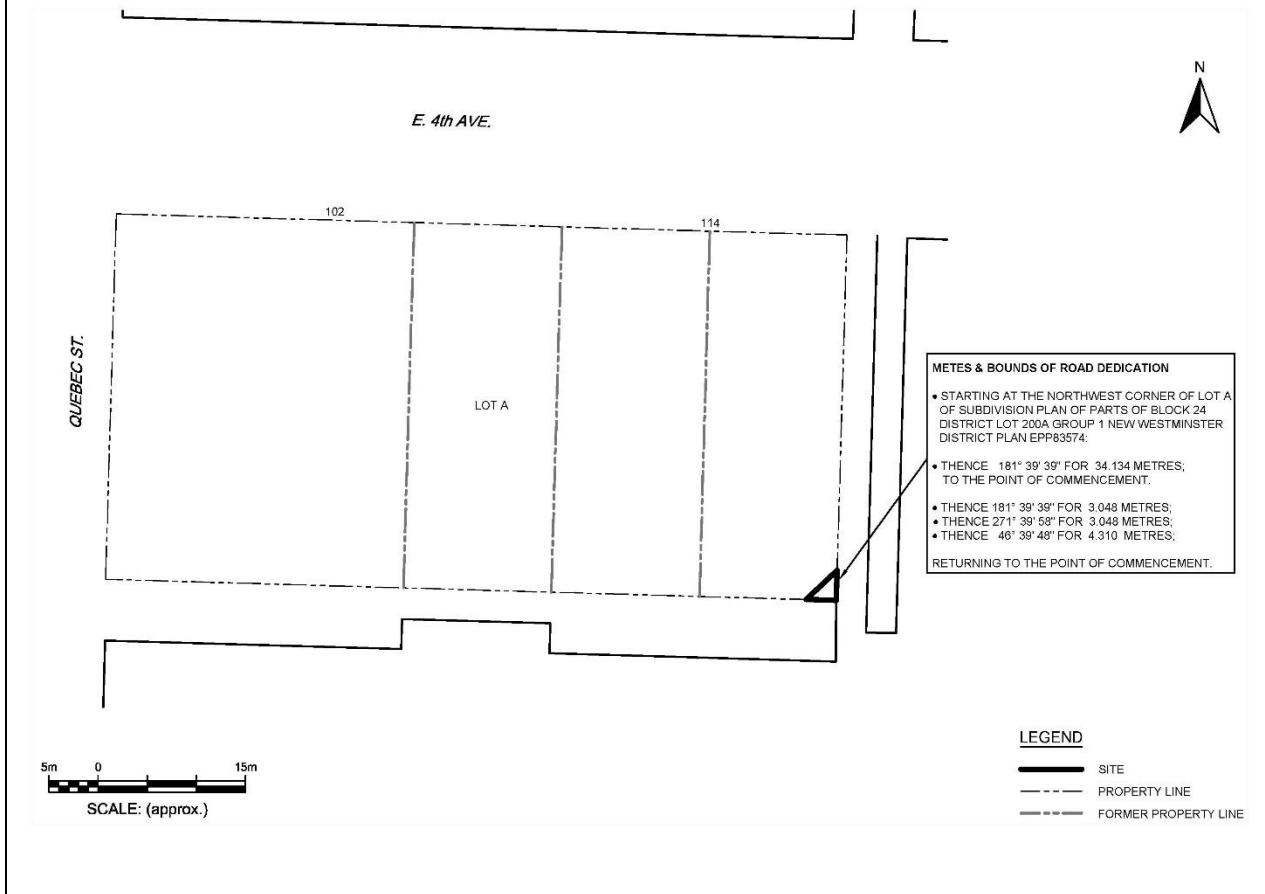
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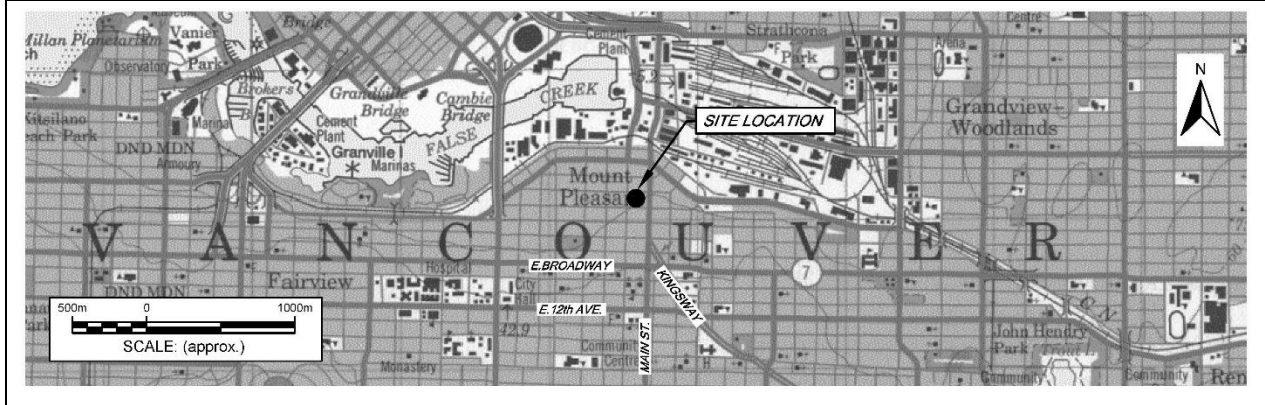


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## Site Plan, Vancouver, BC



## Location Map, Vancouver, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or water use must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- a) The site will remain as a roadway or laneway without buildings.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for industrial land soil use:*

To meet numerical standards prescribed for defining whether a site is contaminated:

acenaphthene	83-32-9
aluminum	7429-90-5
anthracene	120-12-7
antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
beryllium	7440-41-7
boron	7440-42-8
cadmium	7440-43-9
chromium	7440-47-3
chrysene	218-01-9
cobalt	7440-48-4
copper	7440-50-8
dibenz(a,h)anthracene	53-70-3
fluorathene	206-44-0
HEPHs	NA
indeno(1,2,3-c,d) pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	NA
lithium	7439-93-2
manganese	7439-96-5
mercury	7439-97-6
methylnaphthalene, 1-	90-12-0

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methylnaphthalene, 2-	91-57-6
molybdenum	7439-98-7
naphthalene	91-20-3
nickel	7440-02-0
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
selenium	7782-49-2
silver	7440-22-4
strontium	7440-24-6
thallium	7440-28-0
tin	7440-31-5
tungsten	7440-33-7
uranium	7440-61-1
vanadium	7440-62-2
zinc	7440-66-6

***Substances evaluated in vapour for industrial land vapour use:***

To meet numerical standards prescribed for defining whether a site is contaminated:

naphthalene                      91-20-3


***Substances evaluated in water for all sites water use:***

To meet numerical standards prescribed for defining whether a site is contaminated:

EPH<sub>w10-19</sub>                      N/A  
VHW<sub>6-10</sub>                              N/A

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## Schedule D

### Documents

*Summary of Site Condition, City of Vancouver Land (Dedicated Land) adjacent to 102 and 114 East 4<sup>th</sup> Avenue, Vancouver, BC, Keystone Environmental Ltd., November 2020;*

*Report of Findings – Preliminary Site Investigation – Stage 1 Update and Stage 2, Detailed Site Investigation and Confirmation of Remediation, 102 and 114 East 4th Avenue, Vancouver, BC, Keystone Environmental Ltd., November 2020;*

*Report of Findings – Phase I Environmental Site Assessment, 102 and 138 East 4th Avenue, Vancouver, BC, Keystone Environmental Ltd., December 2018;*

*Applicability of Drinking Water Standards, 100 East 4th Avenue, 111 East 5th Avenue and 2015 Main Street, Vancouver, BC, Golder Associates Ltd., May 2013;*

*Phase II Environmental Site Assessment, 2015 Main Street, 100 East 4th Avenue, and 111 East 5th Avenue, Vancouver, BC, Golder Associates Ltd., July 2012;*

*Phase I Environmental Site Assessment, 100 East 4th Avenue, Vancouver, BC, Golder Associates Ltd., March 2012;*

*Detailed Site Investigation and Remedial Excavation, 111 East 5th Avenue, Vancouver, BC, Jacques Whitford Environmental Ltd., May 2001;*

*Supplemental Water Sampling at 100 East 4th Avenue, Vancouver, BC, Golder Associates Ltd., October 1999; and*

*Draft, Phase II Environmental Site Assessment, Royal Bank Data Centre – 111 East 5th Avenue, Vancouver, BC, Golder Associates Ltd., October 1999.*

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